



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

**RESULTS**

4/15/2021

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date via Zoom. The following applications were reviewed:

### # 1 STONEY FIELD RENOVATIONS, PHASE 3

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 318 FISHBURNE STREET  
Location: PENINSULA  
TMS#: 460-00-00-007  
Acres: 1.4  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: TRC-SP2020-000357

Submittal Review #: 4TH REVIEW  
Board Approval Required:

Owner: CITY OF CHARLESTON  
Applicant: JOHNSON LASCHOBER & ASSOC. 843-709-7575  
Contact: LAURACABINESS lcabiness@thejlagroup.com

Misc notes: Site renovations to improve parking and pedestrian access to the stadium. [Project Citizen Access Portal \(CAP\) Page](#)

**RESULTS: Revise and resubmit to TRC.**

### # 2 DCI WEST ASHLEY FACILITY

#### SITE PLAN

Project Classification: SITE PLAN  
Address: HENRY TECKLENBURG BLVD  
Location: WEST ASHLEY  
TMS#: 309-00-00-262  
Acres: 2.0  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: PUD

City Project ID #: TRC-SP2020-000348

Submittal Review #: 2ND REVIEW  
Board Approval Required: DRB

Owner: DIALYSIS CORPORATION, INC  
Applicant: JOHNSON LASCHOBER & ASSOC. 843-619-4656  
Contact: HERBERT GILLIAM hgilliam@thejlagroup.com

Misc notes: Plans to construct a 14000 SF Dialysis Clinic with associated parking. [Project CAP Page](#)

**RESULTS: Revise and resubmit to TRC.**

### # 3 ZELASKO DRIVE COMMERCIAL

#### SITE PLAN

Project Classification: SITE PLAN  
Address: ZELASKO DRIVE  
Location: JOHNS ISLAND  
TMS#: 313-00-00-355  
Acres: 1.2  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: BP

City Project ID #: TRC-SP2020-000349

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: BRIEN BETHARDS  
Applicant: C. BAKER ENGINEERING, INC 843-270-3185  
Contact: CAMERON BAKER cameron@cbakerengineering.com

Misc notes: Construction of new 4,000 SF office/warehouse building. [Project CAP Page](#)

**RESULTS: Revise and resubmit to TRC.**

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#### # 4 JOHNS ISLAND RETAIL

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 1800 PRODUCE LANE  
Location: JOHNS ISLAND  
TMS#: TBD  
Acres: 1.00  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: TRC-SP2020-000367

Submittal Review #: 1ST REVIEW  
Board Approval Required: DRB

Owner: AMH PRODUCE LANE DEVELOPMENT TRS, LLC

Applicant: HOYT+BERENYI, LLC

Contact: KYLE TAYLOR

843-870-7001

ktaylor@hoytberenyi.com

Misc notes: Appx. 8,880 SF office/retail building, patio, and associated parking along Maybank HWY and new and improved Produce Lane on Johns Island. [Project CAP Page](#)

**RESULTS: Revise and resubmit to TRC.**

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#### # 5 66 CANNON ST DEVELOPMENT

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 66 CANNON STREET  
Location: PENINSULA  
TMS#: 460-08-03-034  
Acres: 0.223  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 4  
Zoning: LB

City Project ID #: TRC-SP2019-000306

Submittal Review #: 4TH REVIEW  
Board Approval Required: BAR

Owner: CHARLESTON STR, LLC

Applicant: CLINE ENGINEERING

Contact: MATT CLINE

843-720-1955

matt@clineeng.com

Misc notes: Construction plans for two new structures and a total of 4 residential units & associated improvements. [Project CAP Page](#)

**RESULTS: Approved. Submit site plan to Zoning for stamping.**

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#### # 6 73 SPRING ST MIXED USE

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 73 SPRING STREET  
Location: PENINSULA  
TMS#: 460-08-03-057  
Acres: 0.24  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 4  
Zoning: LB

City Project ID #: TRC-SP2019-000223

Submittal Review #: 4TH REVIEW  
Board Approval Required: BAR

Owner: MARK A STEPHENSON

Applicant: CLINE ENGINEERING

Contact: MATT CLINE

843-303-1594

matt@clineeng.com

Misc notes: Construction plans for 1 office building, 3 residential buildings, and 1 accessory building behind existing building. [Project CAP Page](#)

**RESULTS: Revise and resubmit to TRC.**

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#### # 7 195 ROMNEY STREET QUADRAPLEX

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 195 ROMNEY STREET  
Location: PENINSULA  
TMS#: 463-15-02-064, -065, -066, -068  
Acres: 0.18  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 4  
Zoning: DR-2F

City Project ID #: TRC-SP2021-000417

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: NEW ISRAEL REFORMED EPISCOPAL CHURCH

Applicant: P.A.S.T.O.R.S. INC.

Contact: F.A. JOHNSON, II,  
ESQ

803-665-5562

fajohnson@fajc.com

Misc notes: 4-unit affordable townhome development. [Project CAP Page](#)

**RESULTS: Revise and resubmit to TRC.**

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**# 8 THERESA DRIVE TOWNHOMES****SITE PLAN**

Project Classification: SITE PLAN  
Address: LOT 1A THERESA DRIVE  
Location: JAMES ISLAND  
TMS#: 424-10-00-081  
Acres: 2.27  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 22  
Zoning: STR / DR-1

City Project ID #: TRC-SP2021-000416

Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: THERESA DRIVE DEVELOPMENT  
Applicant: SGA NARMOUR WRIGHT  
Contact: BILL EUBANKS

843-224-8804  
beubanks@sganwdesign.com

Misc notes: Construction of 22 townhomes in 6 buildings with associated parking. [Project CAP Page](#)

**RESULTS: Revise and resubmit to TRC.**

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**# 9 ST. MARY'S FIELD RESIDENTIAL AND PARK (THE CHARLES) - PLAT****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: BROAD STREET AND BARRE STREET  
Location: PENINSULA  
TMS#: 457-07-01-030  
Acres: 2.25  
# Lots (for subdiv): 21  
# Units (multi-fam./Concept Plans): 19  
Zoning: PUD

City Project ID #: TRC-SUB2020-000166

Submittal Review #: 2ND REVIEW  
Board Approval Required: BAR

Owner: THE BEACH COMPANY  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC  
Contact: MIKE JOHNSON

843-571-2622  
mjohnson@forsberg-engineering.com

Misc notes: Preliminary plat for a new 0.75 acre park and 19 residential units. [Project CAP Page](#)

**RESULTS: Revise and resubmit to TRC.**

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**# 10 ESAU JENKINS MULT-FAMILY****SITE PLAN**

Project Classification: SITE PLAN  
Address: 3647 MAYBANK HWY  
Location: JOHNS ISLAND  
TMS#: 279-00-00-309  
Acres: 1.8  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 72  
Zoning: PUD

City Project ID #: TRC-SP2020-000322

Submittal Review #: 3RD REVIEW  
Board Approval Required: DRB, BZA-SD

Owner: SEA ISLAND COMPREHENSIVE HEALTH CARE  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC  
Contact: TREY LINTON

843-571-2622  
tlinton@forsberg-engineering.com

Misc notes: New 72 unit multi-family affordable housing unit. [Project CAP Page](#)

**RESULTS: Revise and resubmit to TRC.**

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**# 11 SPINX #368 - WEST WILDCAT VILLAGE****SITE PLAN**

Project Classification: SITE PLAN  
Address: 4000 WEST WILDCAT BLVD  
Location: WEST ASHLEY  
TMS#: 306-00-00-012  
Acres: 5.66  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: TRC-SP2020-000317

Submittal Review #: 3RD REVIEW  
Board Approval Required: DRB, DRC

Owner: THE SPINX COMPANY  
Applicant: HLA, INC.  
Contact: RON FELKEL

843-763-1166  
rfelkel@hlainc.com

Misc notes: Construction of Spinx Gas Station with convenience store and car wash. [Project CAP Page](#)

**RESULTS: Revise and resubmit to TRC.**

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## # 12 SOUTH STATION, PHASE 1 (PLAT)

### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000165

Address: SC 700 - 1.5 MILES WEST OF RIVER RD./MAYB

Location: JOHNS ISLAND

Submittal Review #: 2ND REVIEW

TMS#: 313-00-00-031, -306, -307, -043

Board Approval Required:

Acres: 5.4

# Lots (for subdiv): 7

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC

# Units (multi-fam./Concept Plans): -

Applicant: HLA, INC.

843-763-1166

Zoning: PUD

Contact: ADRIANACARSON

acarson@hlainc.com

Misc notes: Proposed commercial development. Phase 1: two public roads with Stormwater, Sanitary sewer and potable water to serve future development. [Project CAP Page](#)

**RESULTS: Revise and resubmit to TRC.**

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## # 13 SOUTH STATION, PHASE 1 (ROADS)

### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000165

Address: SC 700 - 1.5 MILES WEST OF RIVER RD./MAYB

Location: JOHNS ISLAND

Submittal Review #: 2ND REVIEW

TMS#: 313-00-00-031, -306, -307, -043

Board Approval Required:

Acres: 5.4

# Lots (for subdiv): 7

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC

# Units (multi-fam./Concept Plans): -

Applicant: HLA, INC.

843-763-1166

Zoning: PUD

Contact: ADRIANACARSON

acarson@hlainc.com

Misc notes: Proposed commercial development. Phase 1: two public roads with Stormwater, Sanitary sewer and potable water to serve future development. [Project CAP Page](#)

**RESULTS: Revise and resubmit to TRC.**

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Individuals with questions concerning the above items should contact Eric Schultz, TRC Administrator, in the Department of Planning, Preservation and Sustainability at (843) 724-3790. Files containing information pertinent to the above applications are available for public review online on the city's Citizen Access Portal (CAP). In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.